

# SPRING DEALS IN REAL ESTATE BREAK ALL RECORDS

## BIG NEW HOTEL WILL BE ERECTED ON AVENUE SITE

Washington Syndicate  
Buys \$275,000 Lot  
for Structure.

WILL SPEND \$400,000

Ten-Story Building at Corner  
Pennsylvania Avenue  
and Fourteenth Street.

As stated exclusively in The Times yesterday, the deal for the property at the northeast corner of Fourteenth street and Pennsylvania avenue, on which is to be erected a modern hotel, was concluded late in the day and the sum of \$10,000 deposited to bind the contract. The parties to the deal have been working assiduously for several days, but not until near the close of the day were all the arrangements completed. Much credit is due to Edwin H. Pillsbury, of the office of David Moore, who successfully engineered the deal, finally overcoming all obstacles and adding one more to the large transactions that have recently been put through their office.

### New Men's Furnishing Store.

The property is owned by Joseph C. Willard and has been in the family for many years. The building at present on the corner was built about twenty-five years ago and was originally occupied by the Baltimore and Ohio as a ticket office, and is still generally known as the Baltimore and Ohio building. After their move to Fifteenth street it was rented as a men's furnishing store, and still continues as such. The upper stories are mostly occupied as offices for newspaper correspondents, while the rear buildings on Fourteenth street are small structures that still remain as representatives of older Washington.

Brought \$275,000.

The lot has a frontage of about thirty-four feet on Pennsylvania avenue, running back 150 feet on Fourteenth street, and in the rear end has a long L, which gives it a depth of 165 feet from west to east. The price at which the ground was held was \$37.50 per foot, and as there are 7,301 feet in the whole parcel the consideration was approximately \$275,000.

Bought by Washington Syndicate.

The purchasers represent a syndicate of exclusively Washington capitalists who believe there is a good opening for such a hotel as they propose. The members of the syndicate are well-known business men whose names are a guarantee that whatever enterprise they undertake will be successfully carried out.

The list comprises Christian Heurich, Harry Moses, Charles T. Wood, of Wood, Harmon & Co., B. T. Warwick, Emil G. Schafer, Frank P. Burke, and John L. Newbold.

As soon as the title can be given and the premises secured the construction of the hotel will begin. It is the intention to build a ten-story structure of the most modern design at an estimated cost of \$400,000. The house will contain about 200 rooms, every sleeping apartment having a bath connected. There will be a palm garden on the roof and in the basement a rathskeller equal to any in the country.

### To Be Hotel Warwick.

The name of the hotel will be the Hotel Warwick and Mr. Warwick will probably take the management of the house.

All the money necessary has been provided and the entire transaction, it is stated, will be a cash one.

The gentlemen connected with the deal are thoroughly enthusiastic over the project and say they will have a house second to none in the country.

The deal, representing as it does in the neighborhood of \$700,000, is one of the largest that has occurred for some months.



Install  
A GAS  
Burner  
in your  
suburban  
or country  
home, and  
enjoy the  
best light  
and the  
convenience  
of cooking by  
gas. Economical  
and safe.  
Full particulars  
of

A. H. DIEKE,  
Takoma Park, D. C.

### "Fernwood Heights"

MOST DESIRABLE HIGH-CLASS SUBDIVISION, WITH BEST OUTLOOK FOR ADVANCE IN VALUES.

Directly on Connecticut avenue, north of Cleveland Park and just south of Pierce Mill road—overlooking city.

Economical lots—low prices—easy terms. Every city convenience, with good country air.

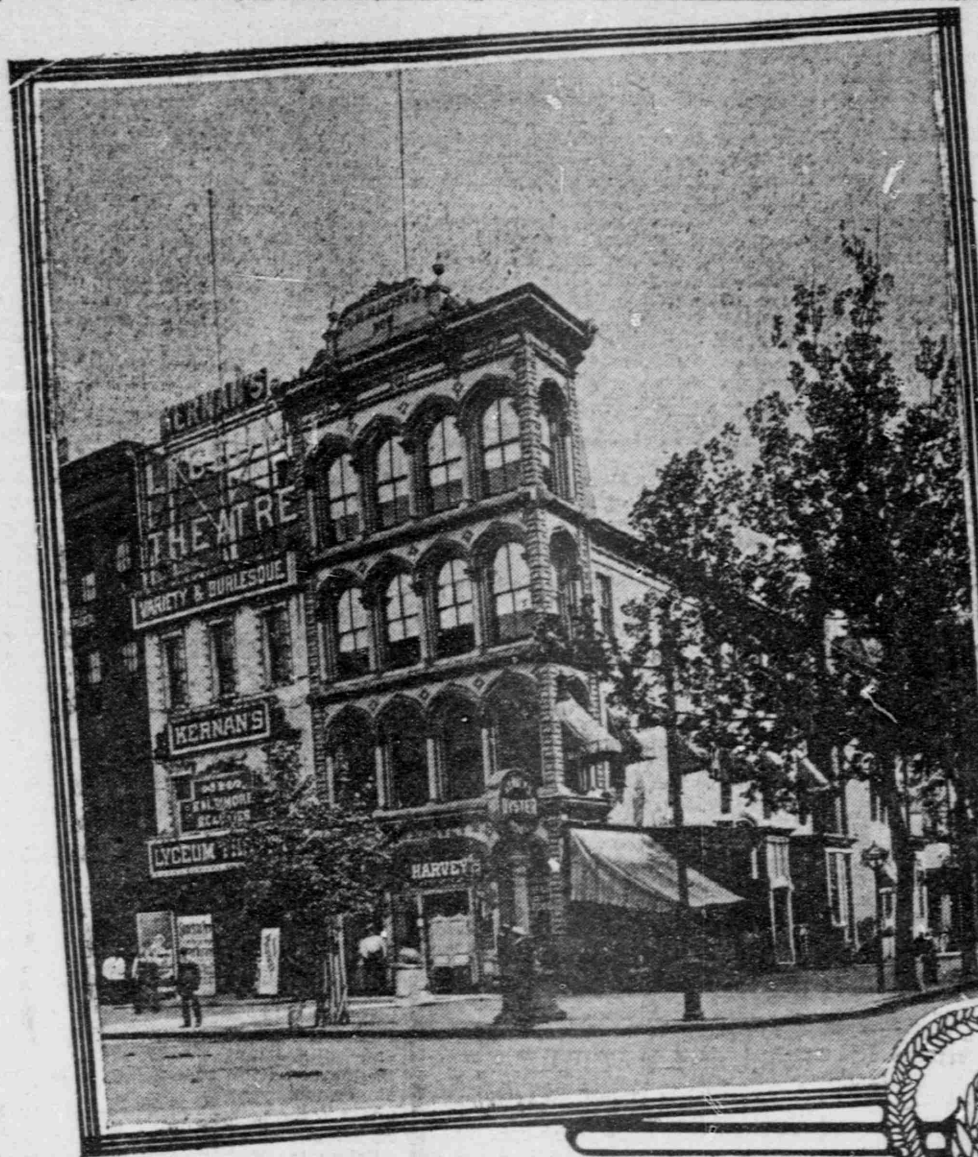
Thos. J. Fisher & Co.  
Incorporated,  
1414 F Street N. W.

## TWO PROPERTIES LONG FAMILIAR TO WASHINGTON THAT HAVE CHANGED HANDS

### Some of the Big Real Estate Transactions of the Week.

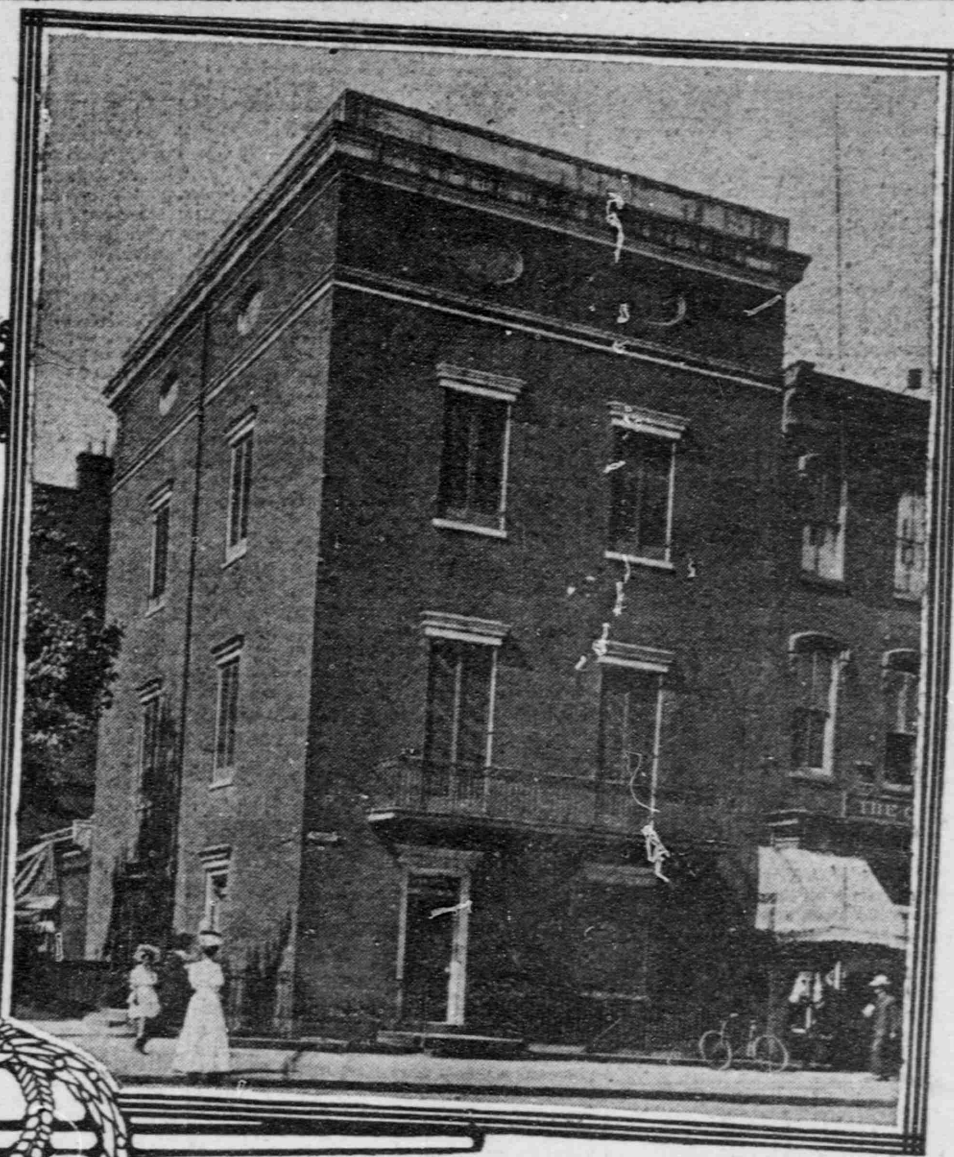
Pennsylvania Ave. and 14th St., Hotel (\$37.50 per foot) ..\$175,000  
Contemplated improvements..... 400,000  
F and 14th Sts., Stone Mansion (\$76.00 per foot)..... 190,000  
Contemplated improvements..... 200,000  
1331-1333 G St. (\$22.00 per foot)..... 100,000  
Harvey's, Pennsylvania Ave. and 11th St. (\$23.00 per foot) 105,000

Magnolia Apartment, M St., bet. 13th & 14th (\$8 per foot) ..\$75,000  
1311 G St., vacant lot (\$14.00 per foot)..... 36,500  
Addition to Metropolitan Club (\$12.00 per foot)..... 25,000  
1207 G St., store and dwelling (\$13.50 per foot)..... 28,000  
1213-15-17 E St. (\$11.00 per foot)..... 50,000  
12th and E Sts. (\$12.00 per foot)..... 61,000



HARVEY'S RESTAURANT,

Corner of Eleventh Street and Pennsylvania Avenue, Famed the World Over.



STONE MANSION,

Corner of Fourteenth and F Streets, the Highest Priced Ground in the City.

## AFTER FORTY YEARS' SUCCESSFUL CATERING

George W. Harvey Sells Out His Business and Will  
Retire to Enjoy a Well Earned Rest—Prop-  
erty Brings Over \$100,000.

The inscription on the front of the building located at the southeast corner of Pennsylvania avenue and Eleventh street states that the business therein conducted was established by T. M. Harvey, 1867. Since that date the name of Harvey has been synonymous with everything that is good to eat, and more especially with those products of the tender and delicate canvasback duck for which the name of Harvey has been so long famously connected. Princes and potentates, men of high degree, and countless thousands of lesser note have during the past two score years paid glowing tribute to the excellence of the culinary art.

The present proprietor, George W. Harvey, has been connected with the establishment since its beginning and when he assumed charge many years ago formulated no new plan nor announced no new departure, but determined only to maintain the high name and prestige of the house. And right

well has he carried out the determination. But there is a limit to one's energy, and Mr. Harvey desires now to take a rest from the many cares of an active and successful life and tomorrow it is expected the old establishment will pass to new hands and Mr. Harvey retire well provided with the world's goods to enjoy his remaining days in the pleasant contemplation of many well filled paunches whose satisfaction was the result of his skill and knowledge in those concoctions that go to please the inner man. To many the passing of George W. Harvey will be a personal loss, while it is said by his friends that with open-handed generosity many of life's unfortunates have found always a sure provider when hunger drove them to ask assistance.

The details of the deal have already been published, which briefly may be stated as the sale of the business and property at \$100,000. The price paid, not taking the improvements into consideration, is about \$23 per foot for the ground, which is just about double what the United States Government paid for the ground on the opposite corner, on which the postoffice building is located.

## NOT AFRAID OF FIRE IN HIS NEW HOUSE

Could Not Be Burned Down Nor  
Blown Up Except by  
Dynamite.

A house which is described as "the most remarkable dwelling in central New York and probably the most indestructible" has been built recently by John H. Osborn, of Auburn.

It appears that Mr. Osborn has been burned out twice and doesn't pine to add a third experience of the sort, so he has put up a re-enforced concrete house

for which the boast is made that it "could not be burned up, nor probably blown up by anything but a very exceptional charge."

The upper walls consist of four inches of brick on the exterior, then eight inches of concrete building blocks, then a four-inch air space—heated in winter by a line of steam pipe—and a four-inch interior brick wall. The whole interior structure is supported on the concrete columns that rise from cellar to roof, supporting the floor platforms.

Each concrete column has its spiral core of twisted steel. Of the floors, not only the main beams and lateral cross beams are of steel and concrete, but the floor areas themselves. Shafts three feet square carry steam, water, and lighting pipes and various wires from cellar to attic. The only combustible material consists of wooden window and door frames and the wainscoting of the dining room and lower floors.



These Handsome New Houses  
(Just Completed.)

N. E. Cor. of 19th and V Sts.  
(Formerly California Avenue),

## Washington Heights

Arrangement—4 rooms on 1st floor;  
7 bedrooms and 2 tiled bath rooms on 2d and 3d  
floors; first-class steam heating plant.  
Porches for two floors in rear. Back stairways.  
Electric lighting.

Prices and terms will be given on application.

Thos. J. Fisher & Co. Inc.  
1414 F Street N. W.  
Exclusive Agents.

## TITLE COMPANIES ASK BIG PAY FOR RECORDS

OAKLAND, Cal., May 26.—The title insurance companies and searchers of records have had a hearing before a sub-committee of the committee on special sessions of the Legislature which is considering legislation designed to validate titles to real estate where records have been destroyed. It was made evident that some of these men to drive hard bargains with the city in case it is disposed to restore records or a sufficient substitute for them from abstracts of titles in possession of the companies. One title insurance company which has as complete a set of records as those which were possessed by the city is not disposed to allow the city to make a copy of them, no matter what price is offered.

## PASSING AWAY OF AN OLD RESIDENCE

Home of Dr. Stone to Be  
Torn Down.

### CORNER F AND FOURTEENTH

March of Business Improvement Takes  
One More of the Old Land-  
marks of the City.

In the early fifties of the last century the locality around F and Fourteenth streets was occupied almost exclusively by residences. The old Willard Hotel and Willard Hall adjoining were located on one corner, while the present Ebbitt House was used by a Mrs. Thompson, who kept a high-class boarding house in one of the buildings of which the hotel is now a part. It was in this neighborhood at this time that Dr. Robert King Stone selected the northeast corner and built himself a house that was considered one of the finest mansions of that period.

Shortly after he brought a bride to his new home and there for fifty years or more, while the section rapidly changed in character to a business one, she continued to reside, unwilling to leave a home around which clung so many memories of happy days.

The house, which is of the square and severely plain style that was so much affected by the architects of that period, has been the scene of many pleasant gatherings, as Dr. Stone was a gentleman of genial personality who was held in high repute by the community. On the occasion of the assassination of President Lincoln Dr. Stone was called in and was one of those around the bedside when the fatal moment came.

With the rapid march of business the corner has been one of considerable interest to all those looking for property in that locality, but repeated offers failed to secure any attention. The breaking up of the family has at last placed it upon the market and The Times has already printed the details by which George H. Higbee, as soon as the court ratifies the sale, will come into possession and at once proceed to demolish the building and erect a handsome, modern office structure on the site, plans for which have already been submitted by a Boston firm of architects.

The property has a frontage of twenty-nine feet on F street with a depth of eighty-six feet on Fourteenth street, and contains 2,481 feet. The price, which is to be paid, \$76 per foot, makes the highest priced lot in the city, and very much in advance of any ground that has been sold. No comparisons are possible, as sales in that immediate neighborhood have been very infrequent. Good judges, however, state that the price is not excessive and the buyer will be able to secure a good return on his investment.

## FALLS CHURCH GAINS IN SUMMER RESIDENTS

This summer Falls Church, Va., seems to be the most popular suburb in the vicinity of Georgetown. It is reported that there is not a house in the village for rent. Many Georgetown families have rented places there for the summer. One particular party, who has engaged a place from June 1, has been offered \$200 for his bargain, excluding the regular rent.

## GEORGETOWN BROKER SELLS WASHINGTON HOUSE

Frederick A. Linger has purchased from John Beale, the three-story ten-room bay window brick dwelling, situated 1302 T street northwest. The deal was made through the office of J. McKenney Berry, of 1314 Thirty-first street.

## The Following Opportunities for Investment Cannot Be Duplicated by Any Other Agent in the City:

\$10,000—5 bricks in the nw. on a good wide street; 5 rooms; renting for \$80.00 per month. Not a cent lost in rent in ten years.

\$3,600—3 bricks in the nw. on numbered street; 6 rooms; rent, \$31.50. Always rented.

\$6,000—3 frame houses in nw., near Pa. ave.; lot 50 by about 95 feet to wide alley; rent, \$51.00 per month.

\$9,500—3 bricks, with bath, 7 and 8 rooms each, on numbered street in nw.; \$77.00 rent per month guaranteed.

\$3,750—9-room and bath brick on 4th street, near T nw.; furnace heat; rent, \$30.00.

\$5,000—Newly constructed 7 rooms and bath brick in Mt. Pleasant; beautiful cabinet mantels; cellar under entire house; furnace heat. A beautiful home.

\$3,800—Nearly new 9-room and bath brick in Georgetown, on beautiful street; all modern improvements; newly painted and papered; rent, \$25.00.

\$2,400—6-room and bath brick in ne. on numbered street; compact little home; \$200 cash down and small monthly payments.

\$4,500—9-room and bath brick on T st. nw., west of 9th street; a very spacious and pretty home.

\$3,000—3 6-room and bath bricks, one square from Lincoln Park; \$300 cash down and monthly payments.

Smith Thompson, Jr., & Co.,  
Incorporated.  
1333 F Street N. W. (Basement).